

**COLONIAL FOREST HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING**

**Monthly Board Meeting
May 8, 2023**

BOARD MEMBERS PRESENT: Ken Pratt (President), Jess Salazar (Vice President), Val Krzyzaniak (Treasurer), Marie Alba (Secretary), Joe Conner (At Large), Wanda Michael (At Large), John Warfel (At Large)

BOARD MEMBERS ABSENT: None

TARGA MANAGEMENT: Mark Pierovich

Approval of Previous Minutes: Marie moved to approve the April 10, 2023, meeting minutes; John seconded and all approved.

Financial Report: Attached. Val moved to approve the April 30, 2023, financial report; Marie seconded and all approved.

Mowing: Natural Green Lawn Care will begin mowing every Friday throughout spring and summer.

Sprinklers: Beginning June 1st, the sprinklers will be turned on. Watering will be two times a week, and the sprinklers will run for 30 minutes each time. Zones will be staggered to ensure that water pressure is not compromised. If you notice a damaged, malfunctioning sprinkler, soggy areas or leaks, please notify Mark Pierovich at Targa. Mark's number and email are at the bottom of these minutes. As was stated in the April minutes, once the sprinkler system is turned on, we need to look for and repair underground leaks.

Resident Yard Debris: Now that we have a fulltime maintenance employee, Toby will pick up resident yard debris. Please follow these guidelines.

What's okay:

- Organic material **only** such as grass, weeds, branches, pruning clippings, pinecones, etc.
- 30-gallon paper lawn and leaf bags like the ones from Home Depot or Lowes.
- An open 5-gallon bucket or open container that Toby can empty into his larger can.
- Set out debris on **weekdays only** (Monday through Friday), not on weekends.
- Debris must be set out on the **curb of the main loop** where Toby can see it; not behind any building; not at the end of any cul-de-sac.

What's NOT okay:

- Artificial flowers such as silk or plastic.
- Plastic bags or smaller paper bags such as grocery bags.
- Any kind of flowerpot, plastic tag, paper scraps, garbage, etc. The yard debris is recycled, so no garbage is allowed.
- Setting out debris on Saturday or Sunday.

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Speed Limit: Please observe the **15 MPH** speed limit. Now that the weather is improving, there will be children playing, riding bicycles, people walking their dogs, etc. Once school is out, children will be playing outdoors daily. Drivers, please be aware of these potential dangers and drive cautiously.

Next Board

Meeting:

Scheduled for June 12,
2023 @ 5:30 p.m.

Respectfully submitted,

Marie Alba
Secretary

The Colonial Forest Homeowner's Association Board of Directors can be reached as follows:

Website: <http://www.colonialforest.net>

Email: Mark Pierovich (Targa offsite mgr): mark@targarealestate.com

Phone: Mark Pierovich (Targa offsite mgr) 253-754-6049

Targa after-hours emergency number: 253-815-0393

Suggestion box: At the campus office (Building 15, Unit 6)

Reminder: The Association will replace outdoor light bulbs and repair doorbells. Just submit a work request via colonialforest.net or fill out a paper request form located at the office suggestion box.